



**Planning Board  
Town of Hanover  
550 Hanover Street  
Hanover, MA 02339**

**Meeting Minutes of Monday February 24, 2014**

**Planning Board Attendees:**

Present: Richard Deluca, Ken Blanchard, Jeffrey Puleo, Bernie Campbell, Meagan Neville Dunne, Lou Paradis, & Anthony Losordo

Others: Margaret Hoffman, Assistant Town Planner, Peter Matchak; Administrative Assistant

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

**Review of February 10, 2014 Planning Board Meeting Minutes:**

The Board reviewed the Planning Board meeting minutes from February 10, 2014. Ken Blanchard made a motion to accept the Planning Board meeting minutes from February 10, 2014 as amended. Bernie Campbell seconded the motion. All others voted in favor.

**Informal Meeting 775 Main Street Proposed Subdivision:**

Greg Morse from Morse Engineering representing a client spoke to the Board about a possible three lot subdivision on the property of 775 Main Street. The applicant would request waivers from the subdivision roadway requirements. The proposed plan includes a 20' wide road, limited use of granite curbing, no sidewalks and low impact drainage. The road would become a private way.

**Informal Meeting King Street Proposed Subdivision:**

The Board was presented with a preliminary subdivision plan for a lot of land off King Street by Northland Residential Corporation. Three plans were present to the Board. The Board asked Northland to develop a site plan with character. The Board asked to continue the conversation at a future meeting.

**765-775 Washington Street (TPL-13-20):**

The Board reopened the public hearing for 765-775 Washington Street. The Applicant has requested a continuance until March 24, 2014. Jeffrey Puleo made a motion to continue the public hearing of 765-775 Washington Street, application of David Delaney to March 24, 2014 at 7:00 pm. Bernie Campbell second the motion. All others voted in favor.

**Northland/Village Commons (TPL-13-24):**

The Board reopened the public hearing for Northland/Village Commons TPL-13-24. The Applicant has requested a continuance until March 10, 2014. Ken Blanchard made a motion to continue the public hearing of Northland/Village Commons TPL-13-24, application of Northland Residential Corporation to March 10, 2014 at 7:00 pm. Jeffrey Puleo second the motion. All others voted in favor.

**Public Hearing 456 Columbia Road (TPL-14-1):**

The Board opened the public hearing for 456 Columbia Road, J & B Power Equipment at 7:15. Tony Losordo read the public notice into the record. The applicant J & B Power Equipment is applying for an Outdoor Storage Special Permit under section 5.610 of the Hanover Bylaws. Peter June representing J & B Power spoke to the Board concerning the application stating that he looks to display 6-8 pieces of landscaping equipment on a grass island in front of this store including a bobcat and mini excavator. Equipment will be no taller than the bottom of the current sign and will not be placed beyond the sign respecting visual sight line. No equipment will be left out overnight or displayed during winter months. No items will be for sale, rental only. Mark Lahey, 36 River Road sited that outdoor storage will have a negative effect on the neighborhood and should not be permitted. Charles Dannison of 27 River Road cited concern to the applicant. Board member Bernie Campbell spoke in favor of the application. The Board then discussed special conditions for the application including no equipment would be higher than the bottom of the current sign, no duplication of equipment can be displayed, a maximum of eight pieces of equipment can be displayed, there will be no displays between November 1<sup>st</sup> and April 1<sup>st</sup>. Lawn and garden equipment only, no overnight storage of equipment. Jeff Puleo made a motion to close the public hearing Tony Losordo second the motion. All others voted in favor. Bernie Campbell made a motion to approve special permit TPL-14-1 outdoor storage for the applicant, J & B Power Equipment with special conditions. Ken Blanchard seconded the motion. All others voted in favor.

**Public Hearing 19 Phillips Lane (TPL-14-3):**

The Board opened the public hearing for 19 Phillips Lane, TPL-14-3, the application of National Grid. Tony Losordo read the public hearing notice and comments from Amy Walkey (Conservation Agent), Victor Diniak (DPW Director) and Jim Gallagher (Hanover Fire Dept.) into the public record. David Arthur of National Grid, and project manager presented the project to the Board. National Grid plans to upgrade the existing power line and expand the current substation at 19 Philips Lane. The project looks to install two new 115k V in-line circuit breakers on the C3 and S9 115k V transmission lines at the existing Phillips Lane substation increasing regional reliability. Jeff Puleo made a motion to close the public hearing and to approve the special permit with no special conditions. Ken Blanchard seconded the motion. All others voted in favor.

Tony Losordo made a motion to adjourn the Planning Board meeting at 9:45 p.m. Bernie Campbell seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant